

# Holden's

A Modern Estate Agent



55 Garendon Road, Loughborough, LE12 9NU

£260,000

An excellent opportunity to purchase a period three bedroom semi detached house with attractive slate roof, with full double glazing and gas central heating situated along a well regarded street with proximity to the centre and all of Shepshed towns facilities.

The property offers a spacious and thoughtfully designed layout, beginning with the ground floor which comprises a welcoming entrance hall that provides access to all main living areas. Adjacent to the hall is a comfortable lounge, ideal for relaxing or entertaining guests and is complete with a focal log burning stove and fitted storage and shelving making a great feature to this room.

The open-plan kitchen and dining room is a modern, sociable space perfect for family meals and gatherings; the kitchen is equipped with ample cabinetry and workspace, seamlessly flowing into the dining area. Additionally, there is a practical outdoor utility room accessible from the kitchen, offering convenient space for laundry and additional storage, helping to keep the main living areas clutter-free.

Ascending to the first floor, you'll find three well-sized bedrooms, each providing versatile space for family members, guests, or home office needs. The family bathroom has been recently refurbished with a modern suite, featuring contemporary fixtures and fittings, offering a comfortable and stylish bathing space.

Externally, the front garden is designed for low maintenance, featuring a block-paved surface laid in an attractive herringbone pattern. The garden is enclosed by a combination of traditional brick walling at the front, complemented by walling along the pavement, providing privacy and a charming boundary. To the left side of the property, a paved pathway leads around to the rear garden, offering easy access to outdoor living spaces.

The rear garden is a private, well-maintained outdoor area. It features a detached outbuilding, which has been fitted with a utility room—ideal for laundry, storage, or potential hobbies—and a paved patio beyond, perfect for outdoor dining and relaxing. Beyond the patio, there is an additional paved section and a garden path that bisects two well-kept lawns, creating distinct zones for leisure and play. The garden is bordered by mature hedges, offering a sense of seclusion, and is enclosed by a combination of timber fencing and wire mesh fencing, ensuring privacy from neighboring properties and beyond.

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only

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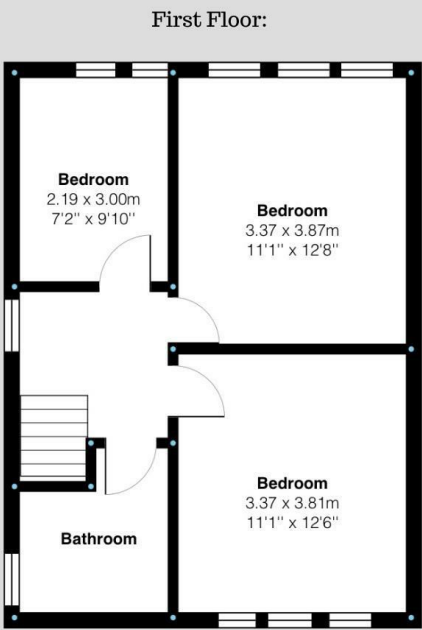
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### **Extra information**

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Floor Plan



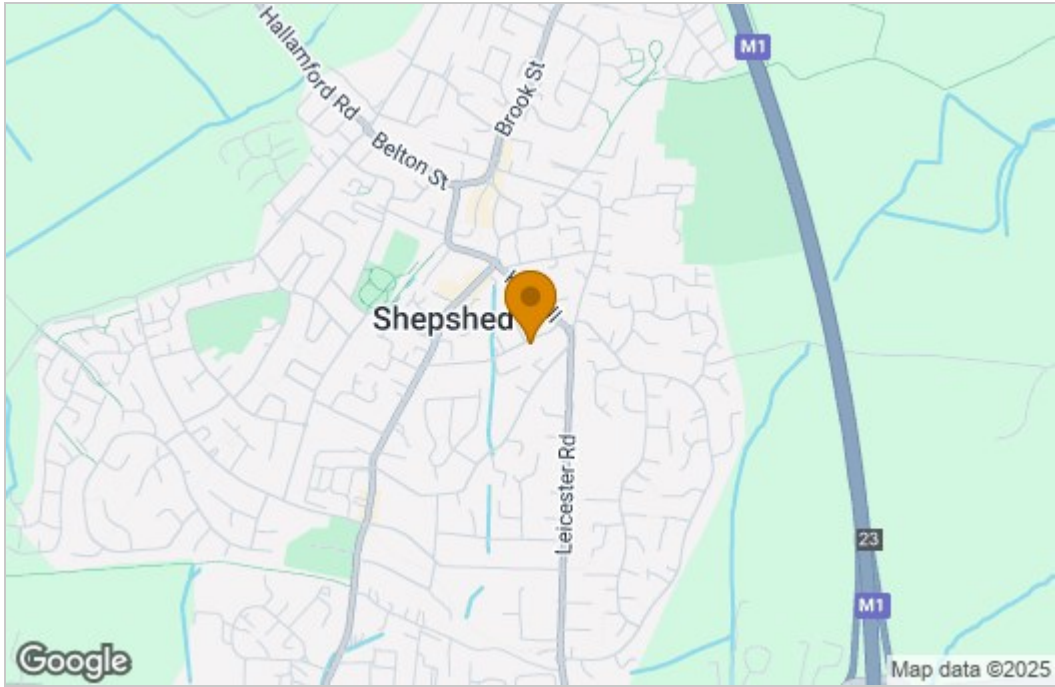
Garendon Road, Shepshed  
Internal Square Footage: 893 sq.ft

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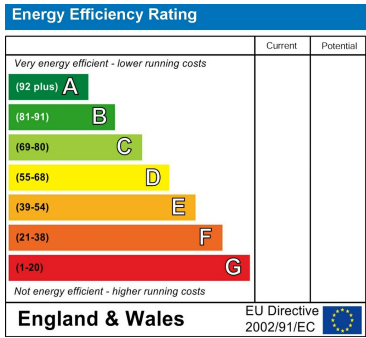
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Area Map



Energy Efficiency Graph



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